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PLANNING DEPARTMENT

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Town of Somers

WESTCHESTER COUNTY, N.Y.

Fedora DeLucia, Chairman
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Donald Knapp



**SOMERS PLANNING BOARD
AGENDA
DECEMBER 9, 2009
7:30 P.M.**

MINUTES Consideration for approval of Draft Minutes
of November 4, 2009

TIME-EXTENSION

1. MERRITT PARK ESTATES SUBDIVISION

[TM: 5.20-1-1]

Request by applicant for a six-month time extension
to the period of Preliminary Subdivision Approval.

Approval expires on December 21, 2009.

This is the seventh time-extension.

PROJECT REVIEW

2. OPENGATE PARKING LOT EXTENSION

[TM: 17.06-1-3]

Application of Opengate Inc. for amended site plan approval to
extend the parking area by 20 additional spaces to the existing 8
parking spaces. The property is located at 28 Warren Street.

Last discussed at the Planning Board meeting of November 4, 2009.

REQUEST FOR BUILDING PERMITS

3. WOODED ACRES SUBDIVISION BUILDING PERMITS

Request for 5 building permits.

Recommendation to the Town Board.

DECISION

**4. OMNIPOINT COMMUNIATIONS, INC.
TOWNE CENTRE AT SOMERS
325 ROUTE 100**

[TM: 17.15-1-13]

Application by Omnipoint Communications for an Amended Site Plan application. Special Exception Use Permit for activity within the Groundwater Protection Overlay District and a Wetland Permit for the installation of a wireless telecommunication facility, disguised as a flagpole, together with related equipment.

Decision on the color of the monopole. A super majority vote is needed to overturn the ARB decision.

Last discussed at the Planning Board meeting of September 23, 2009.

BREAK.....

**5. SOMERS REALTY PLANNED HAMLET SUBDIVISION
[TM: 4.20-1-13, 14, 15 AND P/O 12]**

Application for preliminary subdivision approval to divide approximately 79.38 acres at the Somers Realty Planned Hamlet Property into three (3) lots for senior housing development, donation of land to the Somers Fire District and future subdivision of approximately 71 acres.

Application submitted on August 27, 2009.

Consideration of a Draft Resolution of Approval.

Last discussed at the November 18, 2009 Planning Board meeting.

**6. THE MEWS AT BALDWIN PLACE
[TM: 4.20-1-15]**

Application for Site Plan approval and steep slopes permit for property located on the South side of Route 6 in the Somers Realty Planned Hamlet Zoning District. The application is for the construction of 72 units of senior affordable housing which will be serviced by public water and sewer.

Application submitted on September 28, 2009.

Consideration of a Draft Resolution of Approval.

Last discussed at the November 18, 2009 Planning Board meeting.

Next Planning Board Meeting, January 13, 2010
Agenda information is also available at www.somersny.com